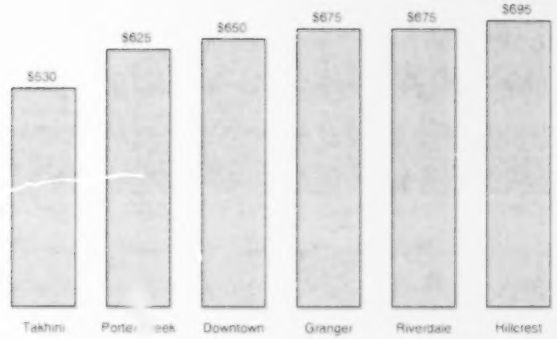
Yukon Rent Survey
March 2005

- The total number of apartments surveyed in Whitehorse in March 2005 ——— **874**
- The vacancy rate for all units surveyed in Whitehorse in March 2005 ——— **4.2%**
- The median rent for all units surveyed in Whitehorse in March 2005 ——— **$660**

Monthly Median Rent for All Units
March 2004 to March 2005

	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					$			
2005 March	660	650	675	695	625	675	530	575
Dec.	660	650	675	695	625	675	530	575
Sept.	650	650	600	695	625	675	505	575
June	650	650	600	695	625	675	505	575
2004 March	650	650	600	693	625	675	505	575

Median Rents in Whitehorse, March 2005



Median Rent

'Median Rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be .

The median rent in Whitehorse increased $10 from March 2004 ($650) to March 2005 ($660). Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents Downtown, in Porter Creek and in Riverdale were unchanged;
- in Hillcrest the median rent increased $2, or 0.3%.
- in Granger the median rent increased $75, or 12.5%.
- in Takhini the median rent increased $25, or 5.0%.

The median rent in Watson Lake ($575) did not change from March 2004 to March 2005.

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Vacancy Rate

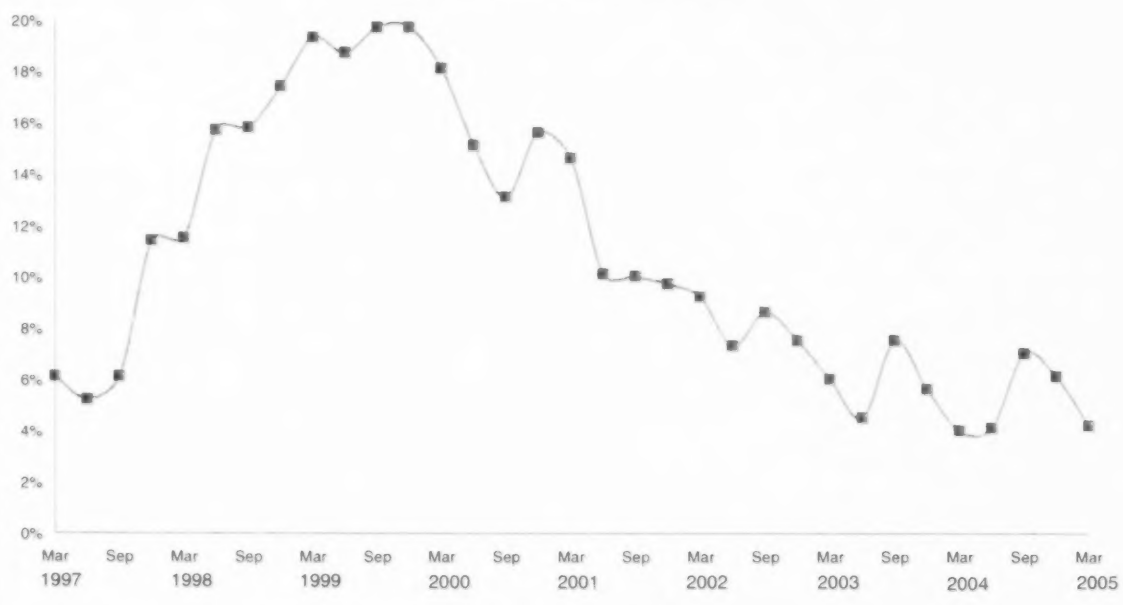
'Vacancy Rate' refers to the percentage of all apartments surveyed which are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
March 2004 to March 2005

	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					%			
2005 March	4.2	3.4	0.0	6.4	4.3	3.7	12.0	54.3
Dec.	6.1	5.1	15.0	3.8	8.7	6.8	6.0	37.1
Sept.	7.0	6.8	10.0	3.8	4.3	7.8	8.0	14.3
June	4.1	4.0	5.0	2.5	8.7	4.3	4.0	25.7
2004 March	4.0	3.4	5.0	6.3	13.0	3.4	4.0	31.4

The vacancy rate in Whitehorse reached a low of 1.9% in September 1991, gradually rose to the March 1995 level of 12.7%, and then declined to a low of 4.2% in June 1996. The vacancy rate steadily declined from a record high of 19.7% in September and December 1999 to 4.5% in June 2003. There was an increase of 3.0 percentage points between the June 2003 rate (4.5%) and the September 2003 rate (7.5%). The vacancy rate then fell again to 4.0% in March 2004 before rising again in September to 7.0%. In December, the rate (6.1%) fell 0.9 percentage points and continued to fall to the present March 2005 rate of 4.3%. The March 2005 rate represents 37 vacant apartments out of 874 apartments surveyed.

Whitehorse Vacancy Rate
March 1997 to March 2005



In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $695 in Hillcrest to a low of $530 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $750, followed by 2-bedroom apartments at $675, 1-bedroom apartments at $650 and bachelor units at $525.

Median Rent by Apartment Size and Location, March 2005

		Whitehorse						
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
All	660	650	675	695	625	675	530	575
BACHELOR	525	513	..	495	500	600	530	480
1-BEDROOM	650	660	575	548	450	700	630	513
2-BEDROOM	675	750	675	695	763	675	..	625
3+ BEDROOM	750	823	..	..	880	750	..	550

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger to a high of 12.0% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor apartments (7.5%), followed by 1-bedroom apartments (5.1%), 2-bedroom apartments (3.2%) and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, March 2005

		Whitehorse						
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
All	4.2	3.4	0.0	6.4	4.3	3.7	12.0	54.3
BACHELOR	7.5	3.8	..	0.0	0.0	25.0	14.0	33.3
1-BEDROOM	5.1	4.7	0.0	3.8	10.0	7.4	0.0	66.7
2-BEDROOM	3.2	1.1	0.0	8.9	0.0	3.3	..	52.6
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0

Total Number and Vacant Apartments by Type and Location, March 2005

The total number of apartments in the Whitehorse portion of the survey was 874. Of these, 37, or 4.2%, were vacant as of March 2005. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

		Whitehorse	Whitehorse						
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
All	number	874	350	20	78	23	353	50	35
	vacant	37	12	0	5	1	13	6	19
BACHELOR	number	134	78	..	7	2	4	43	3
	vacant	10	3	..	0	0	1	6	1
1-BEDROOM	number	272	171	4	26	10	54	7	12
	vacant	14	8	0	1	1	4	0	8
2-BEDROOM	number	404	93	16	45	4	246	..	19
	vacant	13	1	0	4	0	8	..	10
3+ BEDROOM	number	64	8	..	..	7	49	..	1
	vacant	0	0	..	..	0	0	..	0

Distribution of Whitehorse Rental Units and Vacancies, March 2005

The Yukon Rent Survey is a Yukon Bureau of Statistics survey which is carried out quarterly in Whitehorse and Watson Lake. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all buildings with four or more units. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
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Additional Information:
Government of Yukon
Executive Council Office
Bureau of Statistics
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867)667-5640; Fax: (867)393-6203
E-mail: ybsinfo@gov.yk.ca
Web site: http://www.gov.yk.ca/depts/eco/stats/